

2500 WHITE SETTLEMENT

RARE ± 1.573 AC WHITE SETTLEMENT DEVELOPMENT SITE

FOR SALE - OFFERING MEMORANDUM



DAVIDSON BOGEL
REAL ESTATE | INVESTMENT SALES

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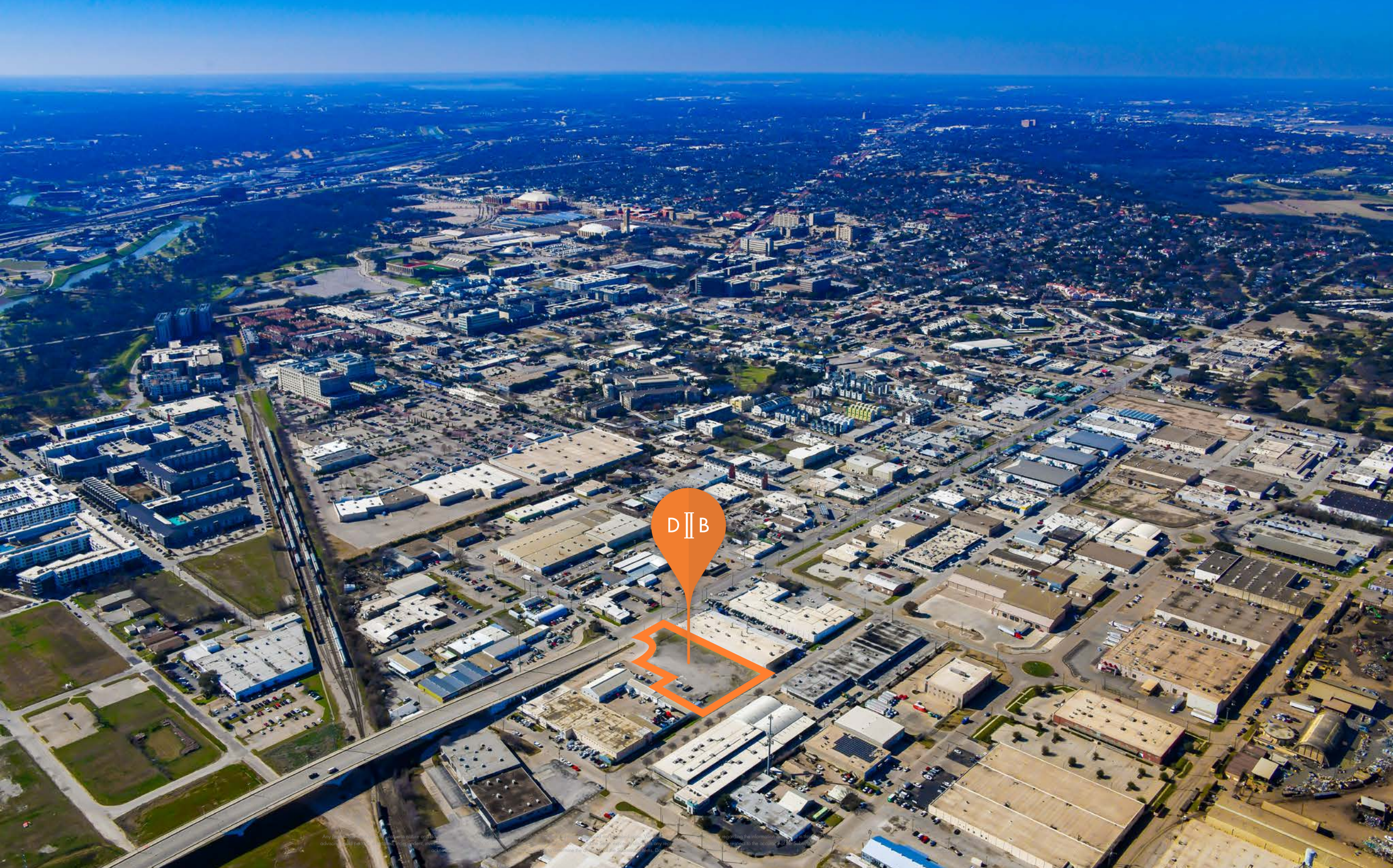


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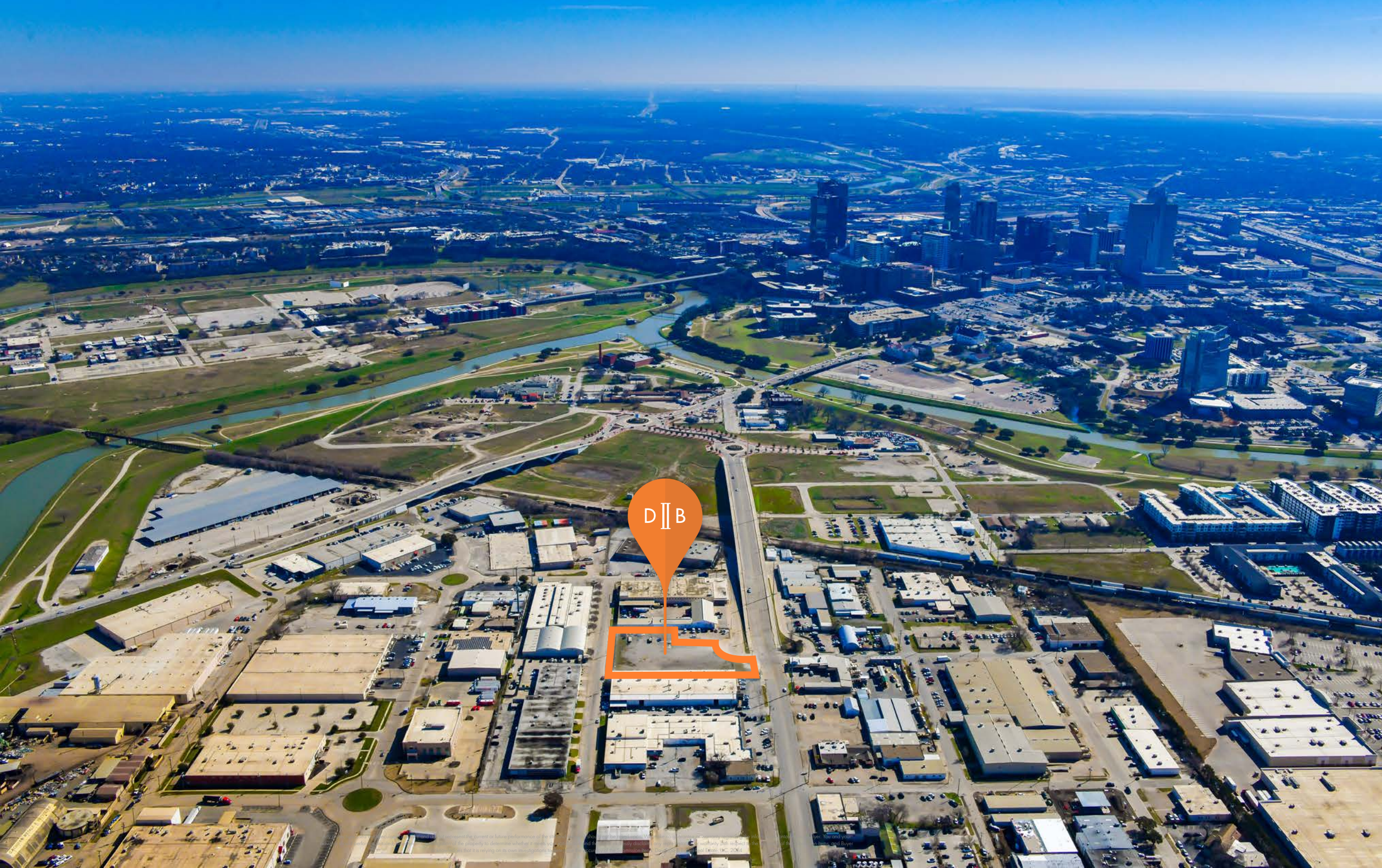




PROPERTY DETAILS

DB2RE is proud to offer to qualified developers and users the opportunity to acquire the rare 1.573 AC at 2500 & 2444 White Settlement Road in Fort Worth, Texas (the “Property”). Strategically positioned along White Settlement Road, the site offers new ownership unmatched access to the core of Fort Worth along the primary east-west artery in the city, as well as visibility to over 15,311 vehicles daily. Additionally, 2500 White Settlement is directly between University Boulevard and Jacksboro Highway, two of the other major thoroughfares in the market. Within a half mile radius of the Property sits the Fort Worth Cultural District (over 8 million visitors annually), W. 7th Entertainment District, Montgomery Plaza, Left Bank, The Foundry District and coming soon, Larkspur’s much anticipated \$850MM mixed-use development, among other notable projects and traffic generators. Today, the Property is one of the largest development sites within this high-growth and high-barrier market. Currently zoned J - Medium Industrial, this advantageous zoning permits a wide variety of commercial uses and provides prospective purchasers tremendous flexibility in both the short-term and the long-term due to its covered-land capabilities.

Location:	2500 & 2444 White Settlement Rd. Fort Worth, TX 76107
Sale Price:	Market
Price PSF:	Market
Site Size:	Land: ± 1.573 AC (± 68,520 SF)
Current Zoning:	J - Medium Industrial
APN:	1450-17-5R1
Ingress / Egress:	Two (2) points of ingress / egress
Traffic Counts:	University Drive.: 26,840 vpd W. 7th Street.: 28,109 vpd White Settlement: 15,311 vpd



HIGHLIGHTS

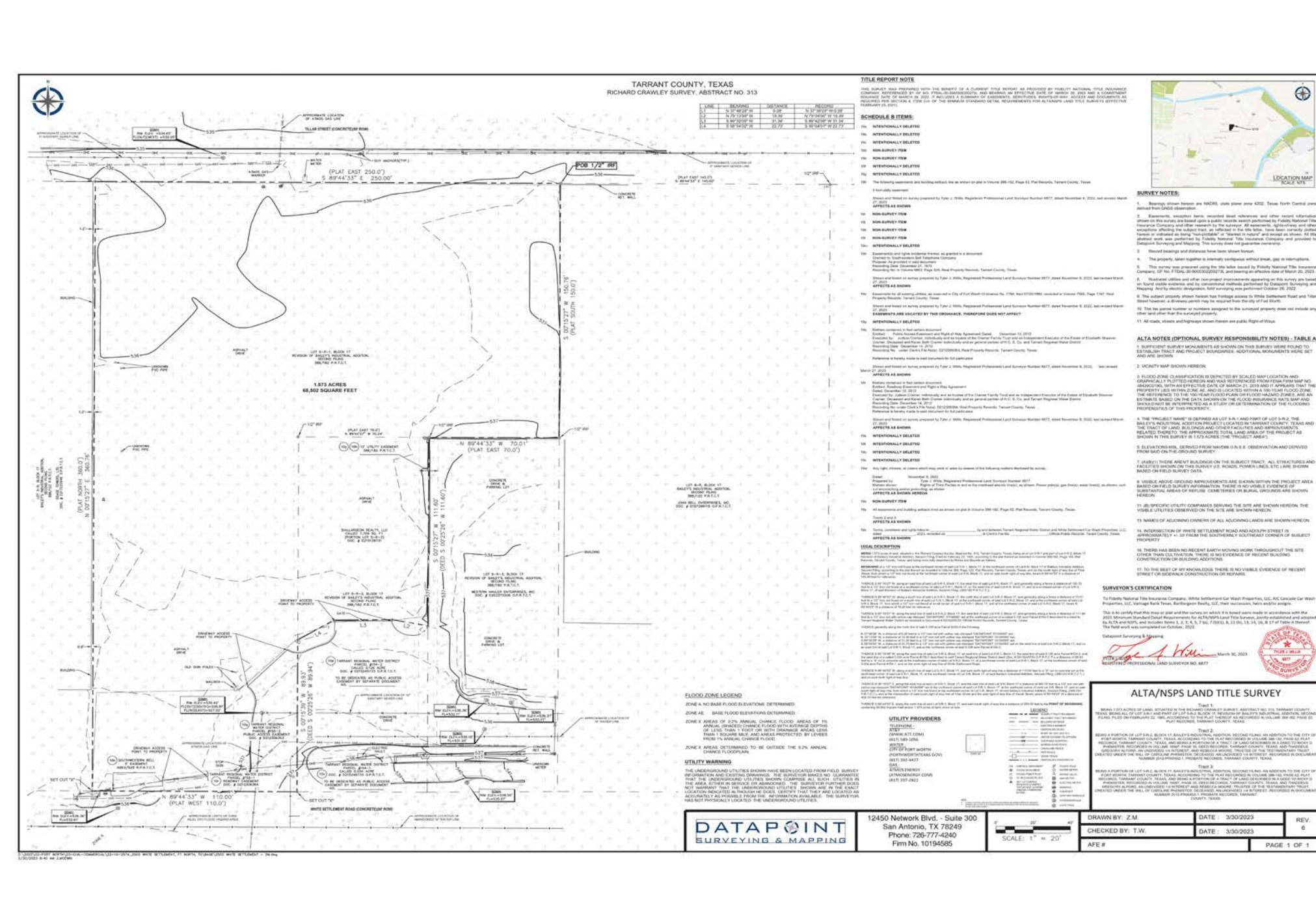
- High-barrier and high-growth centralized location within the core of Fort Worth, the 12th largest and the fastest growing city in the United States.
- Tremendous access to the 3 major arteries in the city, White Settlement Road, University Blvd and Jacksboro Highway.
- Positioned in the heart of the W. 7th District / Cultural District, Fort Worth's commercial, living and entertainment hub.
- Rare infill development site totaling 1.573 AC, the largest future development site in the market.
- Unmatched access and visibility to the countless traffic generators: the Fort Worth Cultural District, home to Dickies Arena, The Museum of Modern Art, Kimball Art Museum, Will Rogers Memorial Center, and the W. 7th Entertainment District
- J - Medium Industrial allows an array of commercial uses, including IOS (industrial outside storage).
- Unique covered-land potential at a discounted basis to other similar infill sites in the DFW Metroplex and state of Texas.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION:	14,866	97,688	260,260
POPULATION GROWTH RATE:	2.63%	1.86%	0.86%
TOTAL HOUSEHOLDS:	6,336	38,920	93,869
HOUSEHOLD GROWTH RATE:	3.83%	2.52%	1.31%
AVERAGE HOUSEHOLD INCOME:	\$124,037	\$106,231	\$95,013
MEDIAN AGE:	33.4	34.9	33.8
BUSINESSES:	1,468	8,667	14,697
EMPLOYEES:	21,062	136,144	202,467
% WHITE:	62.1%	49.9%	43.2%
% HISPANIC	24.2%	48.1%	52.8%
% BLACK:	17.0%	9.8%	11.8%



SURVEY



AERIAL

PANTHER ISLAND

DOWNTOWN
FORT WORTH

NEAR SOUTHSIDE &
MEDICAL DISTRICT



JACKSBORO HIGHWAY

LEFT BANK

THE FOUNDRY
DISTRICT

MONTGOMERY
PLAZA

FOCH STREET

TRINITY PARK

WHITE SETTLEMENT
BUSINESS DISTRICT

WHITE SETTLEMENT ROAD

LINWOOD NEIGHBORHOOD

W. 7TH ENTERTAINMENT
DISTRICT

LARKSPUR WHITE SETTLEMENT
DEVELOPMENT (\$850MM+)

ONE UNIVERSITY
(GOLDENROD)

UNIVERSITY DRIVE

WEST 7TH STREET

WEST LANCASTER AVENUE

MAP - WIDE



MAP - CLOSE

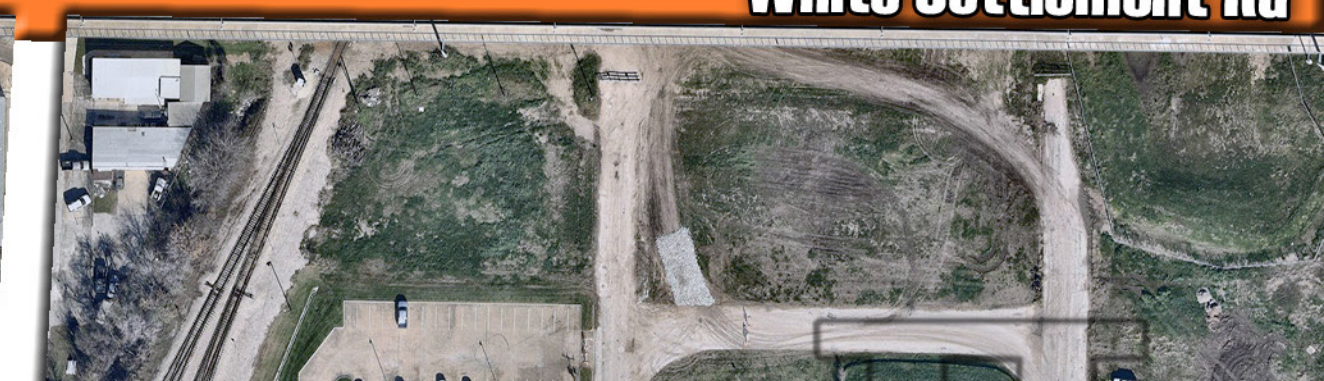


White Settlement Rd



Rupert St

White Settlement Rd



CONNECTIVITY



DFW MARKET OVERVIEW

The Dallas/Fort Worth Metroplex (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. The DFW Metroplex is the largest urban agglomeration in Texas and the fourth largest in the United States, spanning 9,286 square miles with a population of approximately 7.1 million people. As the fourth fastest growing region in the United States, the DFW population in 2016 was 33.6% higher than in 2000 according to data from Nielson Claritas; by the year 2030, it is projected that over 10.5 million people will be living in the Metroplex, according to the Dallas Regional Chamber.

The DFW region is the most economically diverse in the state of Texas. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were a state, it would be the 9th largest in the Nation and 23rd largest country in the world, behind Taiwan. Twenty Fortune 500 companies have their headquarters in DFW. The Metroplex is connected to the world by the Nation's fourth busiest airport and is served by 55 international flights. DFW has the largest workforce in the state of Texas, totaling over 3.51 million people, and 34.20% of the population 25 and older have a bachelor's degree or higher. In DFW, there are 33 colleges and universities, 157 public school districts, and 96 public charter schools, according to the North Texas Commission. Dallas/Fort Worth consistently ranks as a top market for job growth over the short and long term due to its central location, pro-business environment, and a strong economy.

Historically a leader concerning job growth, DFW added 717,000 jobs since 2010 and 120,500 jobs in 2016 alone, equating to a 3.50% increase to the employment base. Dallas/Fort Worth and Texas continuously maintain an unemployment rate lower than the National Average (4.30%).

#1

REAL ESTATE MARKET

#1

BEST STATES & CITIES
FOR GROWTH

#1

MSA FOR PROJECT-
ED POPULATION
GROWTH

20.40%

POPULATION GROWTH
FROM 2010 - 2020

#1

MARKET FOR DOING
BUSINESS (17 YEARS IN A
ROW)

3.40%

UNEMPLOYMENT RATE

#2

IN THE NATION IN
POST-COVID JOB
RECOVERY

72%

OF DFW HIGHER
EDUCATED GRADUATES
STAY & WORK IN THE
REGION

(6TH HIGHEST IN U.S.)

#3

IN THE COUNTRY FOR
PERFECT JOB GROWTH
(14.90% GROWTH FROM DEC. 2015 -
DEC. 2020)

98.1

LOW COST OF DOING
BUSINESS

(98.1 OUT OF 100)

#3

RANK OF FORTUNE 100
COMPANIES IN THE U.S.

(52+ MORE COMING!)

DFW METROPLEX

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC, 2024

TEXAS MARKET OVERVIEW



2ND FASTEST GROWING
ECONOMY IN THE U.S.



TOP STATE FOR
JOB GROWTH



**NO STATE
INCOME TAX**

50

FORTUNE 500
COMPANIES CALL
TEXAS HOME



POPULATION
29,346,468



**LARGEST STATE
FAIR IN THE U.S.**
STATE FAIR OF TEXAS



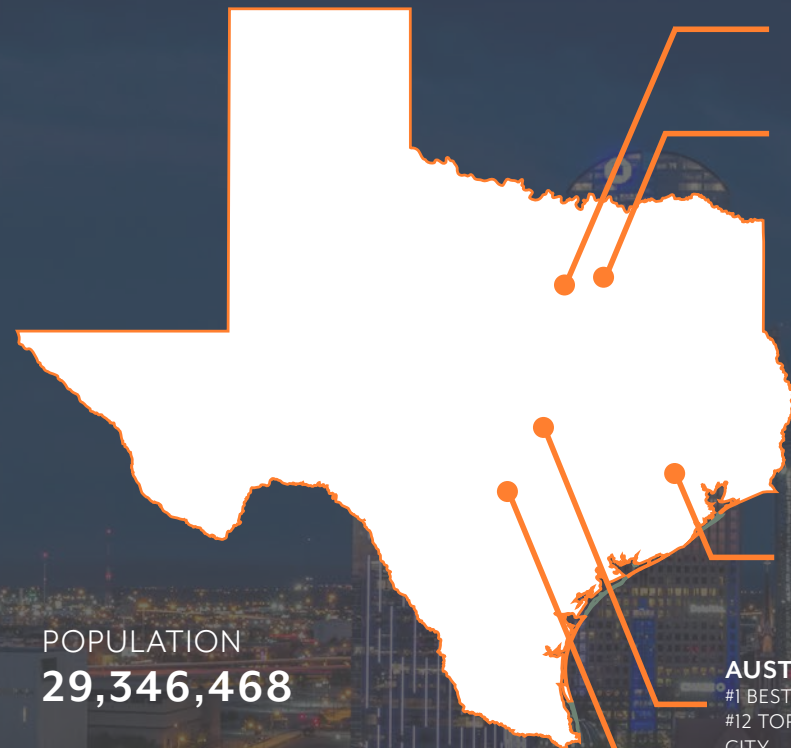
**BEST STATE
FOR BUSINESS**

FOR THE 17TH YEAR IN A
ROW BY CHIEF EXECUTIVE
MAGAZINE



**DALLAS/FORT WORTH
INTERNATIONAL AIRPORT**
2ND MOST PASSENGER VOLUME
IN THE WORLD

**DALLAS LOVE FIELD
INTERNATIONAL AIRPORT**
HOME TO THE NATIONS LARGEST
DOMESTIC AIRLINE



FORT WORTH
MORE THAN 8.8 MILLION
VISITORS ANNUALLY

DALLAS
#1 FASTEST GROWING
HOUSING MARKET 2018
#1 TOP 20 BUSINESS-
FRIENDLY CITY

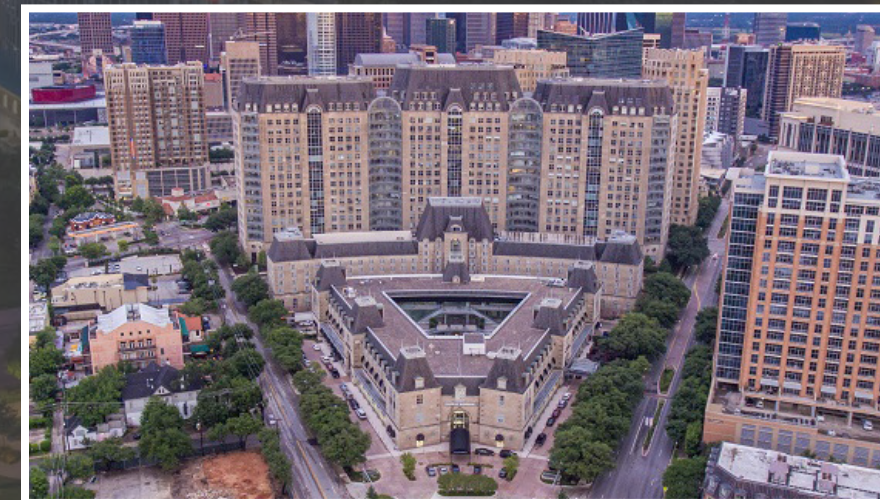
HOUSTON
#2 FASTEST GROWING
HOUSING MARKET 2018
#7 TOP 20 BUSINESS-
FRIENDLY CITY

AUSTIN
#1 BEST PLACE TO LIVE 2018
#12 TOP 20 BUSINESS-FRIENDLY
CITY

SAN ANTONIO
#14 BEST PLACE TO LIVE 2018

Investing in commercial real estate in Texas is a strategic decision due to several compelling factors. Texas boasts a robust economy with strong job growth, a business-friendly environment, and a rapidly growing population, all of which drive demand for commercial properties (Texas Real Estate Research Center) (Real Estate Insights). Major cities like Dallas, Houston, Austin, and San Antonio are experiencing significant commercial development, providing a diverse range of investment opportunities from office spaces to retail and industrial properties (Texas Real Estate Research Center).

The state's favorable tax policies, including no state income tax, further enhance its appeal to businesses and investors (Real Estate Insights). Additionally, Texas has a relatively lower cost of living and operating costs compared to other major U.S. markets, making it an attractive destination for corporate relocations and expansions (Ramsey Solutions). With ongoing infrastructure improvements and a proactive approach to economic development, Texas is positioned for sustained growth, making it a prime location for commercial real estate investments (Texas Real Estate Research Center) (Ramsey Solutions).



Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to the 2500 White Settlement located at 2500 White Settlement Road, Fort Worth, Texas 76107 “Property” has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE’s consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.

DISCLOSURE & IABS

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.
TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:
Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:
You should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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